

APN: _____

Section: _____ Township: _____ Range: _____

When recorded, submit to:
Clark County Development Services
BUILDING DIVISION
4701 W. Russell Road
Las Vegas, NV 89118
(702) 455-3000



DEPARTMENT OF DEVELOPMENT SERVICES
RESTRICTIVE COVENANT RUNNING WITH LAND
AS REQUIRED TO ESTABLISH AN ACCESSORY APARTMENT

THIS RESTRICTIVE COVENANT ("AGREEMENT") made this _____ day of _____, 20____, between CLARK COUNTY, NEVADA, hereinafter referred to as "COUNTY" and _____ hereinafter referred to as "OWNER."

WITNESSETH:

WHEREAS, OWNER represents to be the owner in fee of the real property described as **follows**:

See attached legal description in Exhibit "A"

Generally located:

(street address or general location)

Type of development & Zoning District:

WHEREAS, the existing applicable laws, ordinances, codes, rules and regulations have been determined to require full compliance with certain conditions relative to the proposed development, improvement or use of the above-described real property; and

WHEREAS, OWNER expressly understands and acknowledges that the required and imposed conditions to be complied with for the proposed accessory apartment and related improvements thereto, on real property described herein, are just and proper, and the COUNTY's conditional approval thereof and permit therefore are expressly conditioned upon OWNER's full performance and compliance with said required and imposed conditions, as and when COUNTY shall demand and require the same.

NOW, THEREFORE, in consideration of the foregoing premises, the undersigned as OWNER of the described real property herein, for himself, herself, itself, or themselves (as the case may be) and his, her, their, heirs, executors, administrators, successors or assigns, do(es) acknowledge, covenant, promise, and agree to, and with, said COUNTY, its successors and assigns, that full performance and compliance shall be made with the following conditions hereby imposed in connection with COUNTY's conditional land use granted for the proposed accessory apartment, and related improvements thereto, on real property described herein.

1. Conformance to the requirements and restrictions for Accessory Apartments as established in Clark County Code, Title 30, Table 30.44-1, including but not limited to:
 - (a) Occupancy Standards established in Chapter 30.56 Part E shall be maintained.
 - (b) The principal dwelling or the accessory apartment shall be occupied by the permanent or principal owner of the lot.
 - (c) Only one accessory apartment (or guest house or temporary living quarters) per lot shall be permitted, and manufactured homes or recreational vehicles shall not be permitted as accessory apartments.
 - (d) One additional (on-site) parking space shall be provided.
2. Shall comply with all other agency requirements, including but not limited to health, sanitation, water, fire, and building regulations.

The undersigned OWNER of said described real property does hereby expressly declare compliance with each and every one of the foregoing conditions, and each and all of them, shall constitute, and are hereby declared to constitute, a covenant to run with all of the real property described above. This agreement shall be recorded in the office of the County Recorder and shall inure to the benefit of and be binding upon the OWNER, its successors, assigns, heirs, subsidiaries, parent companies and affiliates to the property described above. The owner acknowledges that non-compliance with these conditions shall constitute grounds for the County to cause the removal of the accessory apartment, or the remodel of the accessory apartment to a permitted use.

IN WITNESS WHEREOF, the undersigned OWNER of said described real property has hereto subscribed his indenture the date and year hereinabove first mentioned.

OWNER(S)

STATE OF NEVADA)

) SS

COUNTY OF CLARK)

This instrument was acknowledged before me on the _____ day of _____ ,

20 ____, by _____ .

NOTARY PUBLIC